



**UTPAL MAJUMDAR**, Advocate

'Hastings Chamber'  
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24.04.2013

Date .....

Ideal Real Estates Pvt Ltd  
Kolkata

Dear Sir,

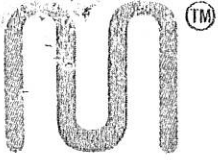
*RE: Premises No. 162 and 164, Aurobindo Sarani, Kolkata formerly Known as Premises No.73/6 and 73/7, Grey Street, Kolkata-700006 under Police Station Burtala hereinafter refer as "the **Said Property**";*

Pursuant to your instructions, I have caused the following specific searches in respect of the said property at the offices of the following Departments / Authorities;

**1. Registration office searches under the provision of Registration Act, 1908**

*INDEX-II register Searches in respect of the said property during the period from 1982 to till the time of causing searches at the office of Registrar of Assurances, Kolkata;*

2. Acquisition Searches at the **Land Acquisition Collector, Kolkata:**
3. Any scheme or proposal of or alignment of The **K.M.D.A.**
4. Any Scheme of the **Kolkata Improvement Trust;**
5. **URBAN LAND CELLING DEPARTMENT**
6. Searching at **K.M.C.:** Whether any outstanding municipal taxes and any scheme of Road alignment and whether it falls under Heritage Building List in respect of the said property
7. **Thika Searches at the** Ld. Controller, Kolkata Thika Tenancy, Land and Land Reforms Department, Kolkata;
8. **CITY CIVIL COURT:** whether any Title Suit, Money Suit, case has been filed by or against the names mentioned in the information slips from 2001 to till the date of searching.
9. **HIGH COURT, CALCUTTA:** Obtained No intimation Certificate



**10. OFFICE OF SHERIFF, HIGH COURT AT CALCUTTA:** *whether there*  
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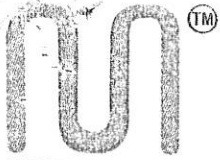
*is any suit for attachment proceeding against the said property.*

**11.Registrar of Companies, West Bengal:** Whether any charge creates  
against Ideal Unique Realtors PVT. Ltd.

**1. REGISTRATION OFFICES:**

**1.1** My searches at the said registration offices as per records available, as mentioned above, have not disclosed any encumbrance affecting the said property. It may be noted that while causing searches, relevant Index at the registration office for certain years were found to be incomplete or torn or partly torn or damaged or not available (including those default hereinabove) and therefore searches for those years could not be made. Further, it may be noted that certain documents of registration which have not been completed and have been kept pending and/or in abeyance by the concerned registration office, is not noted in the Index wherein searches are made, and as such searches in respect of those documents cannot be nor have been made.

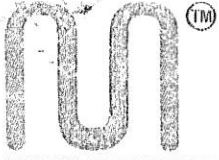
**1.2** Full details of Indices which were found to be incomplete or torn or partly torn or damaged or not available or not indexed are ascertainable from the reports of searches caused which are annexed hereto along with the respective search receipts as herein below mentioned. Original Receipts, issued by the Registrar of Assurances, Kolkata for Index II register searches in respect of the said property (Premises No. 162 and 164, Aurobindo Sarani during the period from 1982 to till the time of causing searches and Premises No.73/6 and 73/7, Grey Street, Kolkata during the period from 1982 to 1995) are annexed hereto (with reports of searches) and marked as "A-1".



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1.3 Original Receipts, issued by the Registrar of Assurances, Kolkata for Index I register searches in the name of (i) Kamal Kanta Sadhukhan S/O Dulal Ch. Sadhukhan ( from 1968-1994) (ii) Chandra Sekhar Sadhukhan S/O Dulal Ch. Sadhukhan ( from 1968-1993) (iii) Amitava Sadhukhan S/O Chandra Sekhar Sadhukhan (from 1993-2007) (iv) Jagabandhu Sadhukhan S/O Dulal Ch. Sadhukhan (from 1968-2007) (v) Nilmoni Sadhukhan S/O Dulal Ch. Sadhukhan (from 1968-1973) (vi) Banomala Sadhukhan D/O Dulal Ch. Sadhukhan (from 1968-2007) (vii) Sandhya Sadhukhan W/O Kamal Kanta Sadhukhan (from 1994-2007) (viii) Ranjan Kr. Sadhukhan S/O Kamal Kanta Sadhukhan (from 1994-2007) (ix) Rita Sadhukhan D/O Kamal Kanta Sadhukhan (from 1994-2007) (x) Mita Sadhukhan D/O Kamal Kanta Sadhukhan (1994-2007) (xi) Subarna Sadhukhan D/O Dulal Ch. Sadhukhan (from 1968-1983) (xii) Arobindo Samantaray (from 1983-1984) (xiii) Sita Samantaray (from 1983-1991) (xiv) Avijit Samantaray S/O Arobindo Samantaray (from 1984-2007) (xv) Biswajit Samantaray S/O Arobindo Samantaray (from 1984-2007) (xvi) Amarendra Samantaray (from 1991-2007) (xvii) Ajit Kr. Samantaray (from 1991-2007) (xix) Bishnu Charan Samantaray (from 1991-2007) (xx) Gita Biswal (from 1991-2007) (xxi) Lata Mohanty (from 1991-2007) (xxii) Aswini Kr. Samantaray (from 1991-2007) (xxiii) Ideal Unique Realtors Pvt. Ltd. From 2007 to till the date of searching are annexed hereto (with reports of searches) and marked as "A-2".

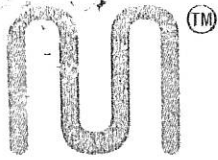
2. ACQUISITION SEARCHES AT THE LAND ACQUISITION COLLECTOR, KOLKATA:



It appears from record that one acquisition notice was issued by the Office of The Land Acquisition Collector, Kolkata for a public purpose of developing a garment park on the existing "HUT" under the name and style of Hari Saha Hut situated at the said property vide L.A case No01/LA/D-1/2008/WBDiv.Corpn. Thereafter the said Land acquisition case was withdrawn by a notification No. Kolkata No.3546/LA/ID-01/08 dated 1/8/2008 was issued by the State Government. By an another Notification No. Kolkata No.13/LA/D-1/2008/WBIDC dated 15/12/2008 was published for a public purpose viz. for Settlement of Hawkers ordinarily hawking in and around the place known "Harishaw Market" for employment generation and socio-economic development of the area by setting up of a garment park with necessary infrastructure at the said property. That the notification was cancelled by an order dated 11<sup>th</sup> May 2009 passed by The Hon'ble Justice Maharaj Siha in (W.P No. 76 of 2009 Ideal Unique Realtors PVT. Ltd.- Versus- The First Land Acquisition Collector, & Ors ) I have already applied for official information through my representative under the provision of Right to Information Act, 2005 in respect of the said property and the said application and the said order are annexed hereto and marked as "C" & "C-1". However, no certificate from the Land Acquisition Collector, Kolkata has been received nor they issuing any certificates and as such my search is based on information available from the said office to my representative.

**3. SCHEME OR PROPOSAL OF OR ALIGNMENT OF THE K.M.D.A.**

It appears from the report being Memo No. \_\_/KMDA/LAM-792(pt.) dated \_\_ September 2012 that the Said property at present has not been acquired by The Kolkata Metropolitan Development Authority to implement any of its project. The said report is annexed hereto and marked as "D".



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**4. ACQUISITION SEARCHES AT THE KOLKATA IMPROVEMENT TRUST:**

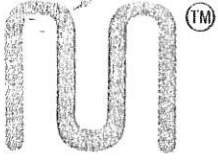
It appears from the record of the Kolkata Improvement Trust that at present the said property not been acquired by the said Authority. I have already applied for official information through my representative under the provision of Right to Information Act, 2005 in respect of the said property and the said application is annexed hereto and marked as "E". However, no certificate from the Kolkata Improvement Trust has been received nor they have issued any certificates and as such my search is based on information available from the said office to my representative.

**5. KOLKATA THIKA TENANCY, KOLKATA**

It appears from the record of the regional Office of Thika Controller, at B.T road, Kolkata that the said property is not declared as the thika property and nobody deposited any rent under state government for claiming him/ her as thika tenant. However, I have already applied for official information through my representative under the provision of Right to Information Act, 2005 in respect of the said property. I have obtained the same and the photo copy of the said applications alongwith the information are annexed hereto collectively marked as "F" and "F-1" respectively.

**6. THE KOLKATA MUNICIPAL CORPORATION:**

It appears from the (NOC) no outstanding certificate dated 26<sup>th</sup> July 2012 that there are municipal rates and taxes and M/S. Ideal Unique Realtors PVT. Ltd. Shown as the recorded owner in respect of (Assessee No. 11-011-18-0030-3 now premises No.162, Aurobindo sarani) for the



last financial year. However, the certificate downloaded through the internet from Kolkata municipal Corporation website and the same is annexed herewith and marked as "G".

There was no scheme of road alignment of The Kolkata Municipal Corporation in respect of the said property. However, no certificate from The Kolkata Municipal Corporation has been received nor they issuing any certificates and as such my search is based on information available from the said office to my representative.

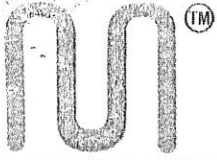
It appears from the record that the building standing on the said property (**Assessee No. 11-011-18-0030-3**) is not under the Grade list of Heritage Building published by Kolkata Municipal Corporation.

**7. URBAN LAND (CEILING & REGULATION) ACT, 1976:**

In response to the letter of my representative Mr. Timir Das dated July 31, 2012 address to the Office of the Urban Land Ceiling Officer, Kolkata replied by the letter being No. 315/UL/ X-7/2005(PT) dated August 10, 2012 which is self-explanatory and copy of both the letters are annexed hereto and marked as "H".

**8. CITY CIVIL COURT HAVING TERRITORIAL JURISDICTION:**

It appears from the eight certificates issued by the Registrar Bench, City Civil Court, Calcutta all dated September 7, 2012 that there is no Title Suit Money Suit case appears to have been filed in this Court filed by (i) Ideal Unique Realtors PVT. Ltd. from 2006 to till date (ii) Jagabandhu Sadhukhan from 2006 to 2007 (iii) Amitava Sadhukhan for 2006 (iv) Abhijit Samantaray from 2006 to 2007. Originals of all the aforesaid eight certificates issued by the Court Officer of the abovementioned Court are annexed herewith and marked "I-1" to "I-8".



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**9. HIGH COURT, CALCUTTA:**

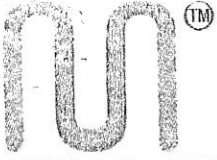
It appears from the two no intimation certificate issued by the Registrar High Court, Calcutta all dated September 18, 2012 that there is no intimation has been received by this Court from any Other High court or any District Court in the Indian Union, of any grant of probate of any will or letters Administration of the property and credits of Kamal Kanta Sadhukhan and Kamal Kanta Sadhukhan the deceased with effect throughout the whole of the union of India. The aforesaid original certificates are annexed herewith and marked "J-1" & "J-2".

**10. SHERIFF DEPARTMENT OF HIGH COURT AT CALCUTTA:**

From the searches caused to be carried out at the Sheriff department of High Court Original Side at Calcutta there is no attachment has been found in Suit against the said Property filed by or against (i) Ideal Unique Realtors PVT. Ltd. from 2006 to till date (ii) Jagabandhu Sadhukhan from 1974 to 2007 (iii) Amitava Sadhukhan from 1994 to 2006 (iv) Abhijit Samantaray from 1984 to 2007 (v) Kamal Kanta Sadhukhan from 1974 to till 1994 in the Immovable and Miscellaneous properties Register by my representative. **Original Receipts** issued by the said Sheriff department for searches are annexed herewith (with report of searches) and marked as "K".

**11. REGISTRAR OF COMPANIES, WEST BENGAL:**

From the records of the Registrar of Companies, West Bengal that at the time of my causing searches that two charge created by SREI Equipment



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Finance Private Limited against the said company but no charge had  
been created against the Company in respect the said Property relating  
to Ideal Unique Realtors PVT. Ltd. A report of searching, Money receipt  
and a copy download from internet shown there is no charge are annexed  
together herewith and marked as "L".  
Date .....

**Enclo : as above**

Yours faithfully,

Advocate